

GOVERNEMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Jaggaiahpet Municipality - Change of land use from Hillock Area to Public and Semi-public use in R.S.No.396/2A, 2H to an extent of 55939.27 Sq. Mtrs (in total extent of 56655.55 Sq. Mtrs excluding road widening area of 716.28 Sq. Mtrs.) at Vidyanagar, 7th ward, Jaggaiahpet - Draft Variation – Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 293

Dated: 25-06-2013.
Read the following:-

- 1) GO.Ms.No.265, MA dated: 14.05.2003.
 - 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.274/2011/R, dt. 25.03.2011 & 22.08.2011.
 - 3) Govt. Memo No.10446/H1/2011-4, dated 01.11.2012.
 - 4) Commissioner of Printing, A.P. Extraordinary Gazette No.604, Part-I, dt:05.11.2012.
 - 5) From the Director of Town & Country Planning, Hyderabad Lr.Ro.No.274/2011/R, dt.19.03.2013 & 01.05.2013
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ORDER:-

The draft variation to the Jaggaiahpet General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.265 MA., dated:14.05.2003 was issued in Government Memo. No. 10446/H1/2011-4, Municipal Administration & Urban Development Department, dt.01.11.2012 and published in the Extraordinary issue of A.P. Gazette No.604, Part-I, dated:05.11.2012. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letters dated: 12.06.2012 has stated that the Municipal Commissioner, Jaggaiahpet Municipal has informed that the applicant has paid an amount of Rs.4,12,000/- (Rupees Four lakh Twelve thousand only) towards Development/ Conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Guntur.
The Municipal Commissioner, Jaggaiahpet Municipality, Krishna District.

Copy to:

The individual through the Municipal Commissioner, Jaggaiahpet Municipality.
The District Collector, Krishna District.
SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Jaggaiahpet Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.604, Part-I, dated:05.11.2012 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.396/2A, 2H, to an extent of 55939.27 Sq. Mtrs (in total extent of 56655.55 Sq. Mtrs excluding road widening area of 716.28 Sq. Mtrs.) at Vidyanagar, 7th Road, Jaggaiahpet Town, the boundaries of which are as shown in the schedule below and which is earmarked for Hillock area use in the General Town Planning Scheme (Master Plan) of Jaggaiahpet town, sanctioned in G.O.Ms.No.265 MA., dated 14.05.2003, is now proposed to be designated for Public and Semi-public use by variation of change of land use based on Council Resolution No.105, Dt.13.09.2010 as marked "C,D,E,F" as shown in the revised part proposed land use map bearing GTP Map No.13/2012/R, which is available in Municipal Office, Jaggaiahpet Town, **subject to the following conditions:**

1. The applicant has to hand over the road widening portion at free of cost through registered gift deed to the local body.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	: Existing 60'-0" (18.29 mts) wide road to be widened to 80'-0" (24.38 mts) as per approved L.P.No.57/2008/R.
East	: Existing 40'-0" (12.00 mts) wide approved layout L.P. No.57/2008/R road.
South	: Hillock area (as per the sanctioned master plan of Jaggaiahpet).
West	: Approved layout No. 41/2010/R, G.T.P.No. 11/2009/R.

B.SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER